



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: April 23, 2008
File: DP 07-391424
Re: Application by Stanley Paulus, Architect for a Development Permit at
10251 St. Edwards Drive

Staff Recommendation

That a Development Permit be issued which would permit the alteration of the St. Edwards Drive facades of the building and the construction of a restaurant patio at 10251 St. Edwards Drive on a site zoned Automobile-Oriented Commercial District (C6).

Brian J. Jackson
Director of Development

SB:blg
Att.

Staff Report

Origin

Stanley Paulus, Architect has applied to the City of Richmond for permission to renovate the St. Edwards Drive facades of the existing Sandman Signature Hotel Vancouver Airport Resort at 10251 St. Edwards Drive on a site zoned Automobile-Oriented Commercial District (C6) and Single-Family Housing District, Subdivision Area E (R1/E).

The R1/E zoned portion of the site is limited to a finger extending out to Caithcart Road. This portion of the site is subject to an active subdivision application ~~to see if it can be subdivided~~ *it that would* from the larger commercial portion of the lot.

The site currently contains a hotel complex, originally built in 1962 and subsequently expanded, including restaurant and meeting facilities, two-storey hotel room wings, two (2) hi-rise towers, fitness facilities and an indoor tennis facility. There are existing Development Permits (DP 89-180 and DP 97- 116484) registered over the hotel property.

Background

Development surrounding the subject site is as follows:

- To the north, are single-family homes fronting onto Caithcart Road, zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the southeast, across St. Edwards Drive frontage road and Highway 99, is an industrial property fronting onto No. 4 Road and single-family homes and a small neighbourhood park fronting onto Kilby Drive, zoned Light Industrial District (I2) and Single-Family Housing District, Subdivision Area A (R1/A); and
- To the west, are business parks and hotel properties, zoned Business Park Industrial District (I3) and Automobile-Oriented Commercial District (C6).

Staff Comments

The proposed scheme attached to this report is a minor façade renovation improvement limited to the existing one-storey St. Edwards Drive building façade. The building façade renovation does not introduce any variances to the Automobile-Oriented Commercial District (C6).

Advisory Design Panel Comments

The proposed relatively minor exterior renovation was not presented to the Advisory Design Panel.

Analysis

- The applicant is proposing to update the St. Edwards streetscape façade of the existing hotel building without increasing the existing floor area. The existing linear flat façade and service courtyard are improved with high quality materials, added detail and new secondary building entry landmarks.

- The proposed building materials are generally consistent with the Official Community Plan (OCP) guidelines. Façade materials are improved with ledge stone, a continuous steel and glass canopy, increased glazing, and wood secondary building entry landmarks.
- Access and frontage will be improved with reconfigured vehicle accesses to increase traffic safety and a pedestrian walkway along St. Edwards Drive. The improvements to the vehicle accesses are acceptable to Transportation;
- The hotel complex use and floor area remain unchanged. The existing provision of off-street parking exceeds the bylaw requirement;
- The existing recessed service courtyard detracts from the adjacent porte cochere main entry to the hotel. The courtyard will be renovated into an outdoor patio for the interior restaurant and will provide a new secondary building entry landmark.
- The introduced glazing improves the relationship between the interior and exterior spaces. A continuous canopy structure above the glazing with bracket details and secondary building entry landmarks are provided, adding detail and depth to the façade.
- The new secondary building entry landmarks will introduce entries into the large building where there were none previously for interior fitness facilities and a restaurant. These animate the street façade and help to break down the long facade into smaller sections.
- A separate Permit process is required for any signage changes.

Conclusions

The applicant has satisfactorily addressed staff comments. Staff recommend support of this Development Permit application which provides an improved architectural expression for the existing hotel building facing St. Edwards Drive on an older established hotel.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

Separate Permits are required for additional or changes to signage

The following are to be met prior to forwarding this application to Council for approval:

- Confirmation from the Ministry of Transportation that the existing parking lot encroachment along St. Edwards Drive is acceptable.



No. DP 07-391424

To the Holder: STANLEY PAULUS, ARCHITECT
Property Address: 10251 ST. EDWARDS DRIVE
Address: 310 – 1755 WEST BROADWAY
VANCOUVER, BC V6J 4S5

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- 6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

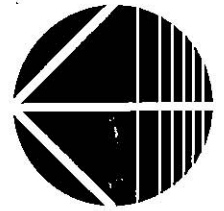
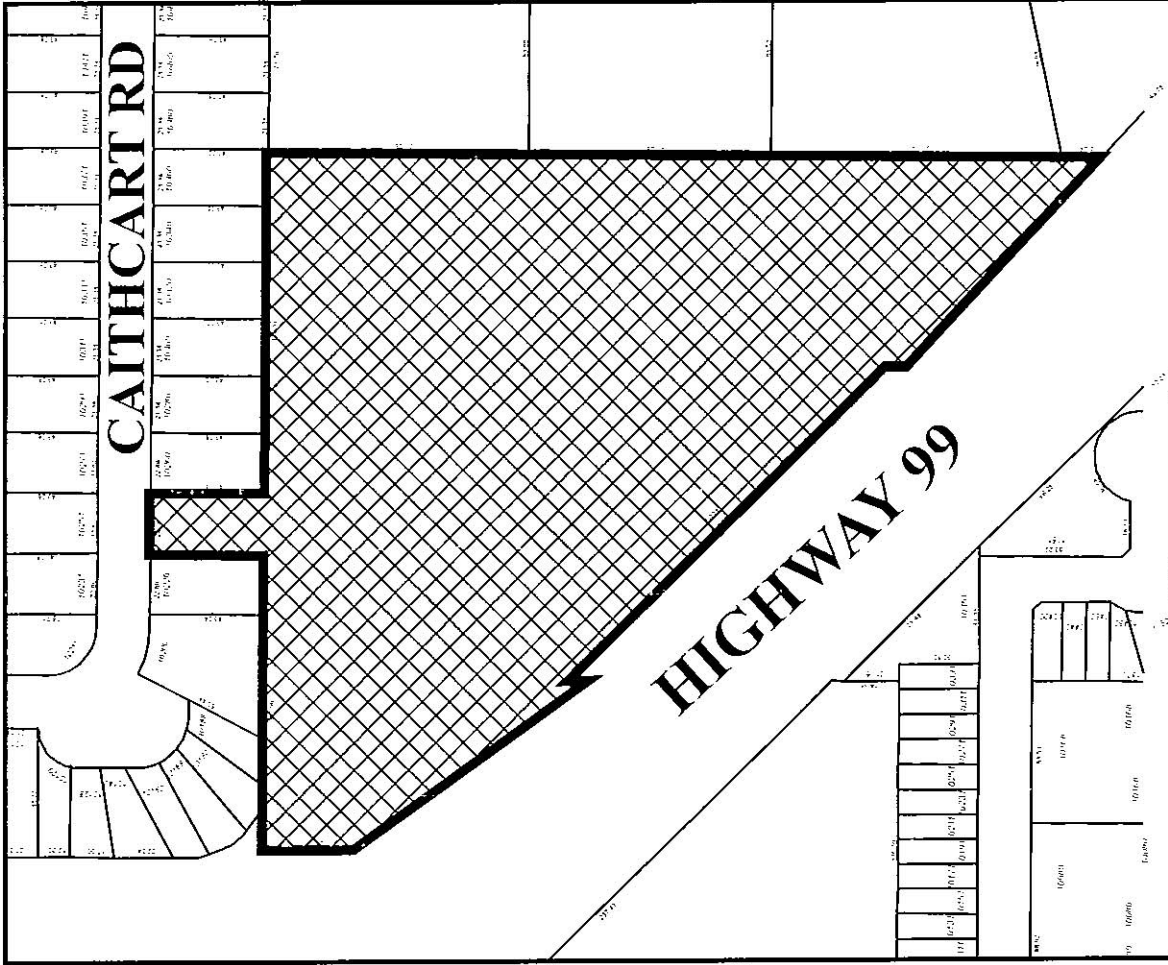
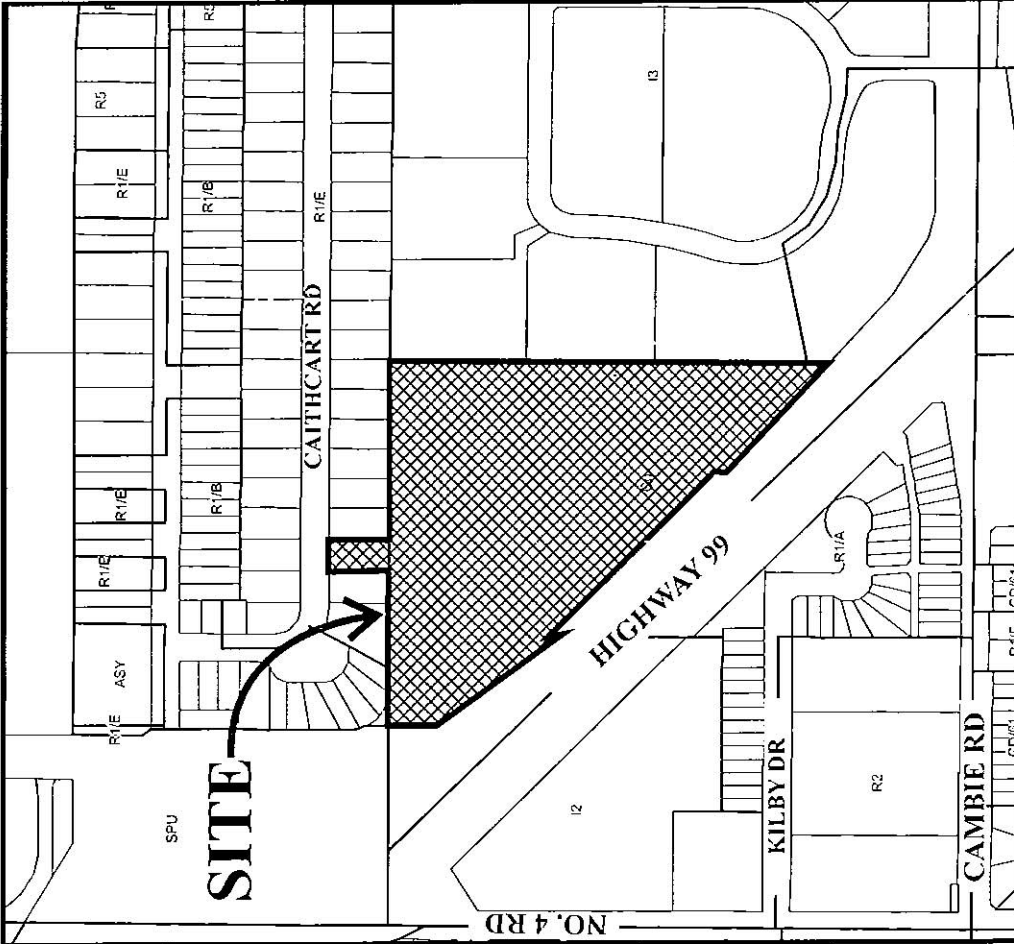
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

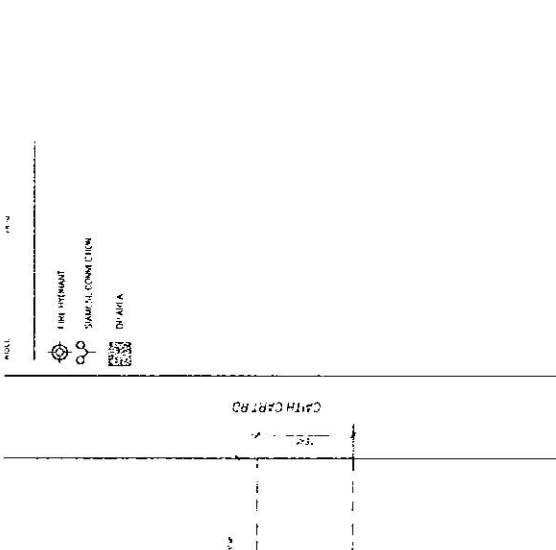
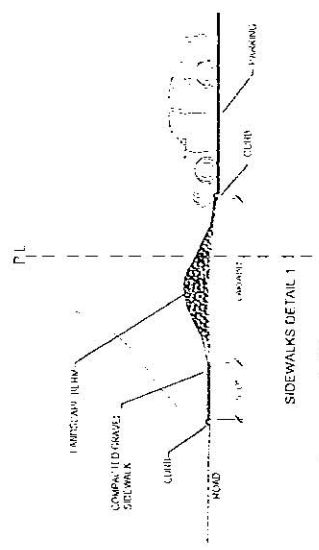


DP 07-391424 SCHEDULE "A"

Original Date: 10/22/07

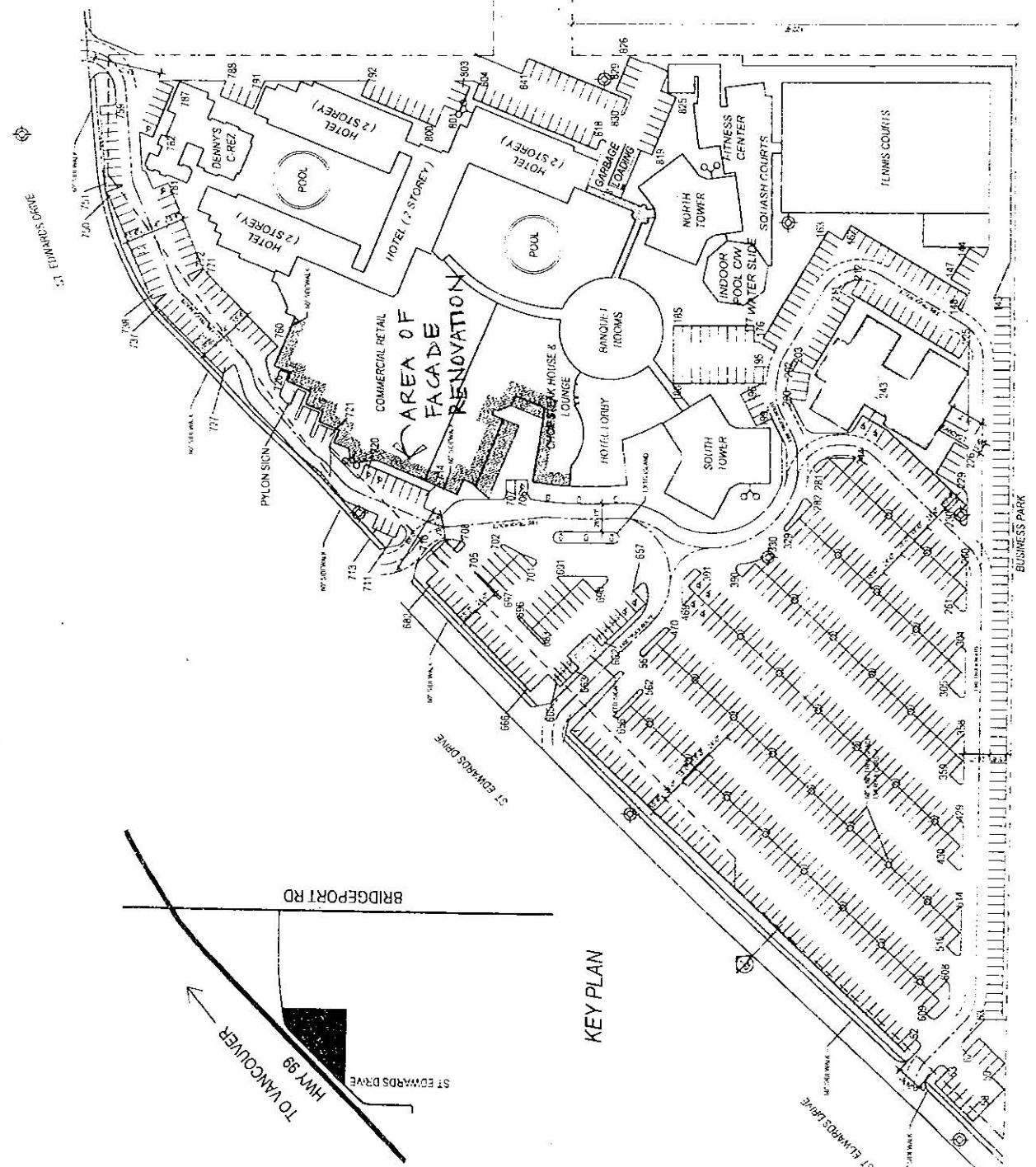
Revision Date:

Note: Dimensions are in METRES



PLAN # 1 APR 23 2008
 DP 07391424

PROPERTY OWNER: ALLIANT ENERGY SERVICES 1000 WEST 10TH STREET EDMONTON, AB		SHEET NAME: A2.00	
DESIGNER: STANLEY THOMAS & ARCHITECT 11110 104TH STREET EDMONTON, AB T5N 1L4 TEL: 780-443-1111 WWW.STANLEYTHOMAS.COM		DATE: 2008-04-23	
PROJECT NO.	07391424	SCALE	AS SHOWN
DATE	2008-04-23	DRAWN BY	STANLEY THOMAS
CHECKED BY	STANLEY THOMAS	DATE	2008-04-23

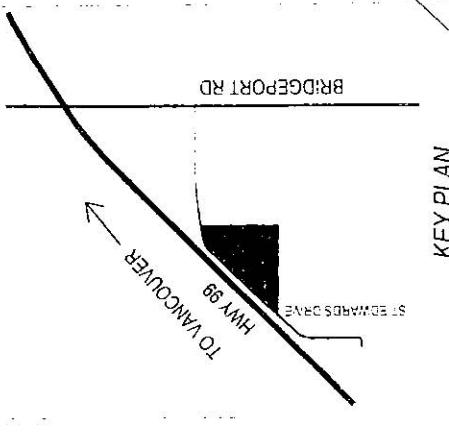
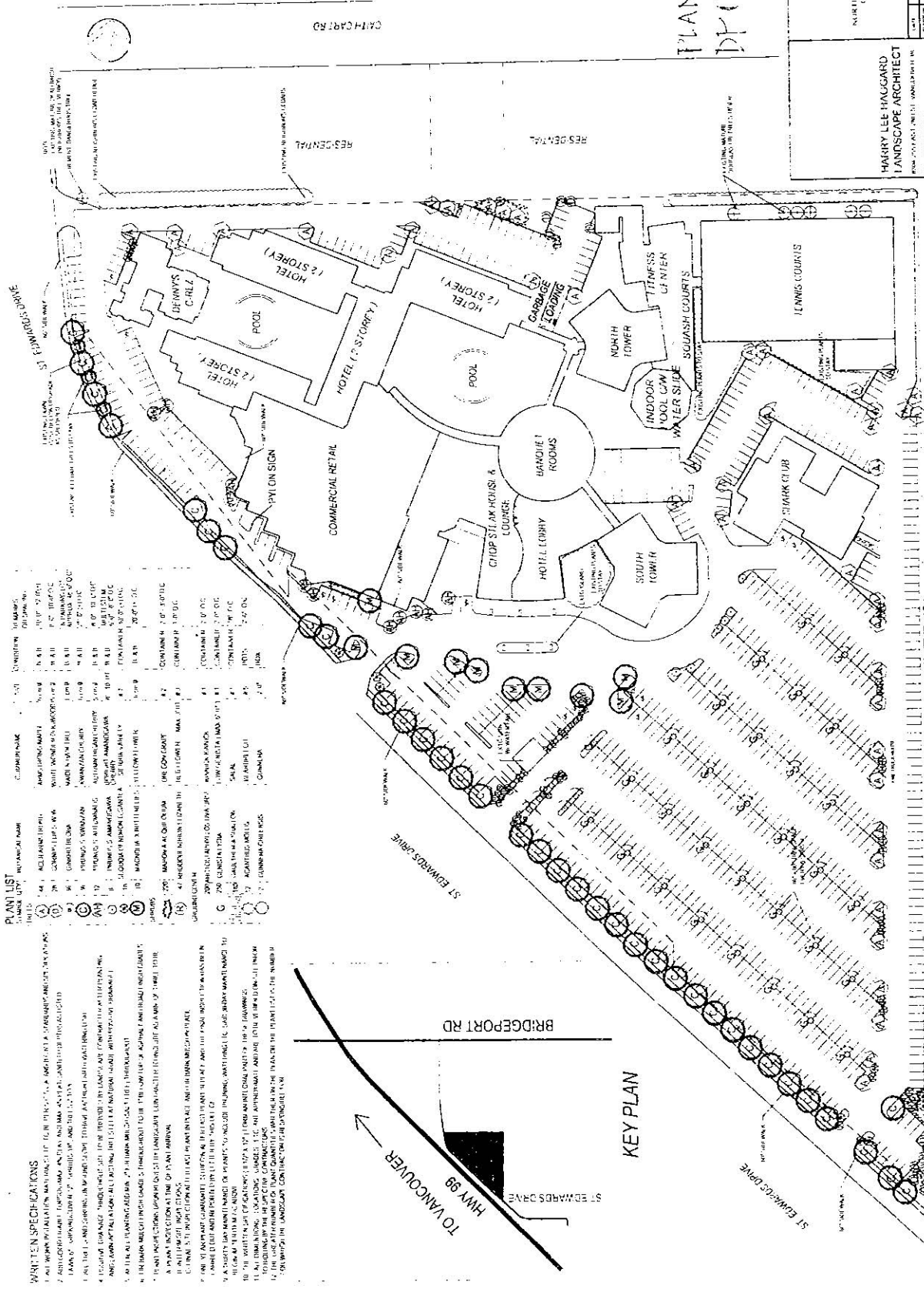


WARTEN SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN STANDARDS ASSOCIATION (CSA) AND THE CANADIAN NATIONAL BUILDING CODE (CNBC).
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PLANT LIST

SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	ACER (SMALL)	10	10' x 12' H.C.
2	ACER (MEDIUM)	10	12' x 18' H.C.
3	ACER (LARGE)	10	18' x 24' H.C.
4	ALBIBURNUM (SMALL)	10	10' x 12' H.C.
5	ALBIBURNUM (MEDIUM)	10	12' x 18' H.C.
6	ALBIBURNUM (LARGE)	10	18' x 24' H.C.
7	ALNUS (SMALL)	10	10' x 12' H.C.
8	ALNUS (MEDIUM)	10	12' x 18' H.C.
9	ALNUS (LARGE)	10	18' x 24' H.C.
10	ALNUS (SMALL)	10	10' x 12' H.C.
11	ALNUS (MEDIUM)	10	12' x 18' H.C.
12	ALNUS (LARGE)	10	18' x 24' H.C.
13	ALNUS (SMALL)	10	10' x 12' H.C.
14	ALNUS (MEDIUM)	10	12' x 18' H.C.
15	ALNUS (LARGE)	10	18' x 24' H.C.
16	ALNUS (SMALL)	10	10' x 12' H.C.
17	ALNUS (MEDIUM)	10	12' x 18' H.C.
18	ALNUS (LARGE)	10	18' x 24' H.C.
19	ALNUS (SMALL)	10	10' x 12' H.C.
20	ALNUS (MEDIUM)	10	12' x 18' H.C.
21	ALNUS (LARGE)	10	18' x 24' H.C.
22	ALNUS (SMALL)	10	10' x 12' H.C.
23	ALNUS (MEDIUM)	10	12' x 18' H.C.
24	ALNUS (LARGE)	10	18' x 24' H.C.
25	ALNUS (SMALL)	10	10' x 12' H.C.
26	ALNUS (MEDIUM)	10	12' x 18' H.C.
27	ALNUS (LARGE)	10	18' x 24' H.C.
28	ALNUS (SMALL)	10	10' x 12' H.C.
29	ALNUS (MEDIUM)	10	12' x 18' H.C.
30	ALNUS (LARGE)	10	18' x 24' H.C.



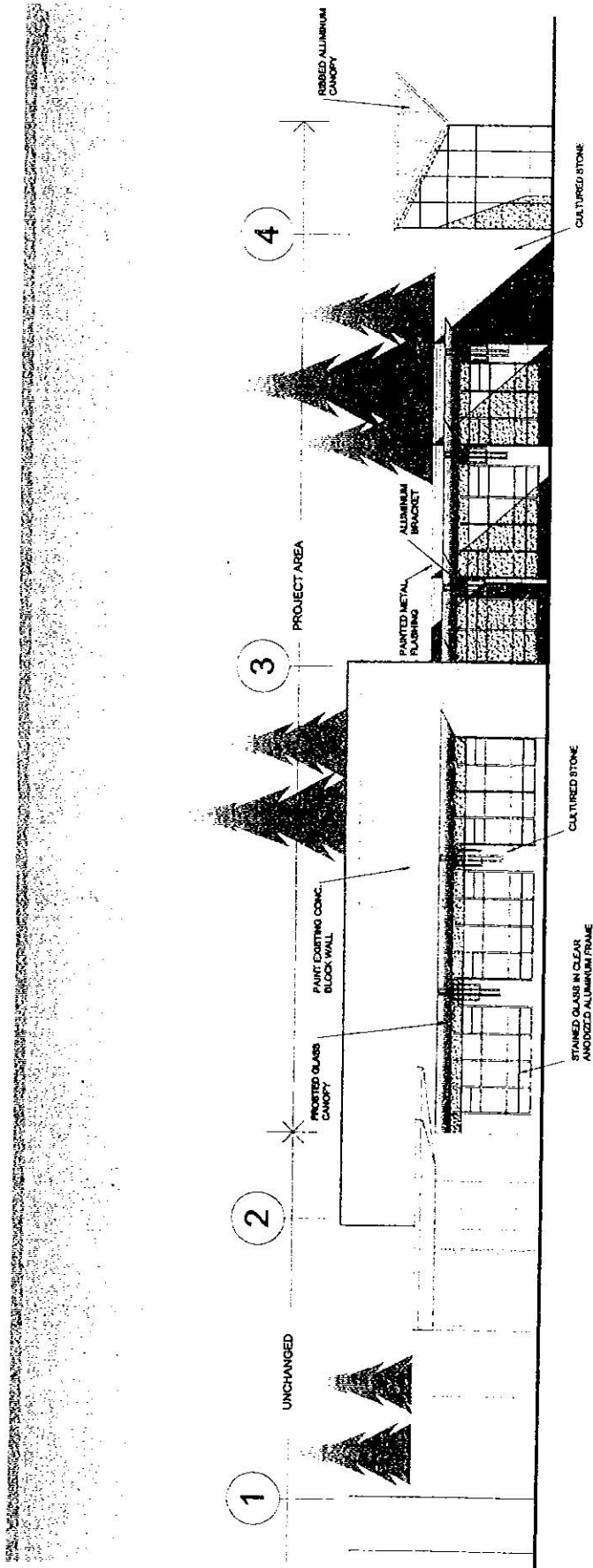
PLAN # 2
APR 7 3 2008
PROJ 07391424

HARRY LEE HAGGARD LANDSCAPE ARCHITECT
111 JAMES STREET, VANCOUVER, BC V6A 1A1
TEL: 604-681-1111
WWW.HLLA.COM

LANDSCAPE TEAM

NAME	POSITION
DATE	ISSUE

L1



WEST ELEVATION

PLAN # 4
 APR 23 2008
 DP 07391424